

**MINUTES OF THE PLANNING COMMISSION  
UPPER POTTS GROVE TOWNSHIP**

**February 12, 2007**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, February 12, 2007, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer and John Ungerman present. Also present were Township Manager Jack Layne, Recording Secretary Michelle Reddick and County Planner Mike Narcowich. The meeting was called to order by Chairman Taylor at 6:00 p.m. There were 6 people in the audience.

**APPROVAL OF MINUTES** – Approval of the minutes was postponed as the minutes are not yet completed.

**HENRY BEALER SKETCH PLAN** – The Planning Commission briefly reviewed a tentative sketch plan dated January 12, 2007, submitted by Henry Bealer for his property located at 1382 Farmington Avenue. The proposal is to subdivide 2.187 acres from the rear of the Henry Bealer property, and convey it to Charles G. Douglass, a neighbor. In response to a question from Mr. Miller, it was explained that the acreage being subdivided will become part of the existing Douglass property and will be one parcel with two separate deeds. In response to another question from Mr. Miller, it was explained that it is the soul intention of Mr. Douglass to keep the area wooded and not alter the land in any way. **Diana Updegrove, 1404 Farmington Avenue**, explained that by allowing two separate deeds, there would be an interior lot created. She advised that the existing property of Mr. Douglass as well as the acreage being subdivided from Mr. Bealer's property must be put on one deed. She further advised that she has no problem with Mr. Douglass getting this property, but it must be deeded as one lot. In response to a question from **Diana Updegrove, 1404 Farmington Avenue**, Mr. Taylor advised that since the tentative sketch plan has come to the Township at a public session, it has become public information, and she could obtain a copy of the plan. Mr. Bealer was advised that in order to proceed, he would have to have his engineer prepare and submit to the Township all information that is required for a minor subdivision plan submission.

**VILLAGE COMMERCIAL** – County Planner Mike Narcowich provided aerial photos showing an array of building footprints within the proposed district as well as aerial photos of building footprints for businesses in the surrounding area. He also provided a revised draft of the proposed ordinance dated February 6, 2007 for review. He advised that the managers of the Montgomery County Planning Commission recommended increasing the building footprint to 8,000 square feet. After a brief discussion, the Planning Commission recommended 5,000 to 6,000 square foot building footprint. The Planning Commission reviewed changes to the proposed ordinance which include: (1) a definition for build-to-line; (2) the addition of a section on apartment over commercial uses; (3) the addition of Section 11.A which requires all applicants for land development in the VC-village Commercial District to submit proposed building elevations with the land development plan; (4) the addition of Section 11.C.8 which requires the front façade of the building to be screened; (5) deleting the alternative buffer and moving it to the Subdivision and Land Development Ordinance; (6) the addition of a section on open space; and (7) the addition of Section 16 outlining bonus provisions. After reviewing the changes to the proposed ordinance, the Planning Commission recommended additional changes which include: (1) removing the definitions for commercial traffic visit and home occupation;

**VILLAGE COMMERCIAL** (cont'd.) - (2) amending Section 7.A.1 to allow the minimum net lot area to be governed by the R-2 regulations; (3) revising Section 7.D.1 to read build-to-line instead of front yard depth; (4) revising Section 10.A.4 so that the roofed, but unenclosed, porch extends across at least one-half of the front of the building; and (5) revising Section 11.C.8 to require fencing and require the fencing to be compatible with traditional fencing in the village area. Mr. Narcowich provided information on adjustments to the sign provisions in the existing Zoning Ordinance. He also advised that the boundary of this proposed district would be Farmington Avenue from Route 100 south down to the Upper Pottsgrove Fire Company. Mr. Narcowich suggested creating a retail office district for Farmington Avenue south of the Upper Pottsgrove Fire Company. Mr. Narcowich agreed to revise the proposed ordinance as discussed and present a revised draft for discussion at a future meeting.

**ADJOURNMENT** – A motion by Miller, seconded by Ungerman, to adjourn the meeting at 7:35 p.m.

Respectfully submitted,

Michelle L. Reddick  
Recording Secretary